

# Local Market Update – October 2024

A Research Tool Provided by Iowa Association of REALTORS®



## Clay County

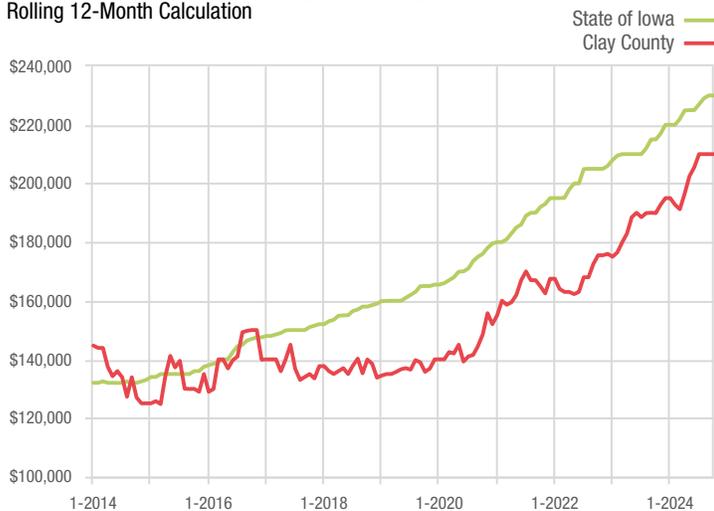
Single-Family Detached	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	36	39	+ 8.3%	294	338	+ 15.0%
Pending Sales	20	24	+ 20.0%	263	243	- 7.6%
Closed Sales	26	33	+ 26.9%	249	236	- 5.2%
Days on Market Until Sale	64	113	+ 76.6%	68	77	+ 13.2%
Median Sales Price*	\$182,500	\$156,500	- 14.2%	\$192,500	\$210,000	+ 9.1%
Average Sales Price*	\$227,095	\$187,289	- 17.5%	\$211,592	\$230,877	+ 9.1%
Percent of List Price Received*	95.8%	94.2%	- 1.7%	97.1%	97.3%	+ 0.2%
Inventory of Homes for Sale	58	96	+ 65.5%	—	—	—
Months Supply of Inventory	2.4	4.1	+ 70.8%	—	—	—

Townhouse-Condo	October			Year to Date		
	2023	2024	% Change	Thru 10-2023	Thru 10-2024	% Change
New Listings	4	3	- 25.0%	12	26	+ 116.7%
Pending Sales	1	0	- 100.0%	13	15	+ 15.4%
Closed Sales	0	2	—	12	14	+ 16.7%
Days on Market Until Sale	—	84	—	116	80	- 31.0%
Median Sales Price*	—	\$167,500	—	\$198,450	\$230,000	+ 15.9%
Average Sales Price*	—	\$167,500	—	\$214,492	\$229,307	+ 6.9%
Percent of List Price Received*	—	84.4%	—	97.2%	96.0%	- 1.2%
Inventory of Homes for Sale	8	17	+ 112.5%	—	—	—
Months Supply of Inventory	4.3	11.0	+ 155.8%	—	—	—

\* Does not account for seller concessions; % Change may be extreme due to small sample size.

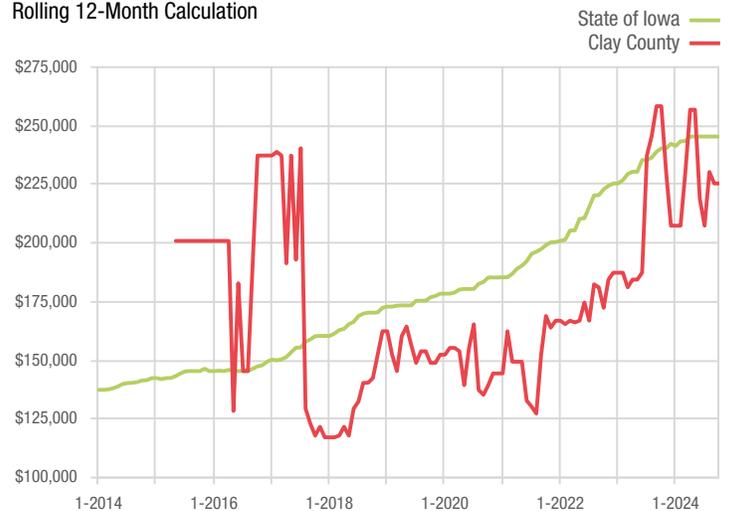
### Median Sales Price - Single-Family Detached

Rolling 12-Month Calculation



### Median Sales Price - Townhouse-Condo

Rolling 12-Month Calculation



A rolling 12-month calculation represents the current month and the 11 months prior in a single data point. If no activity occurred during a month, the line extends to the next available data point.